



GRAVEN HILL
APARTMENTS

• TRINITY HOUSE • ST CATHERINE'S HOUSE • QUEEN'S HOUSE •



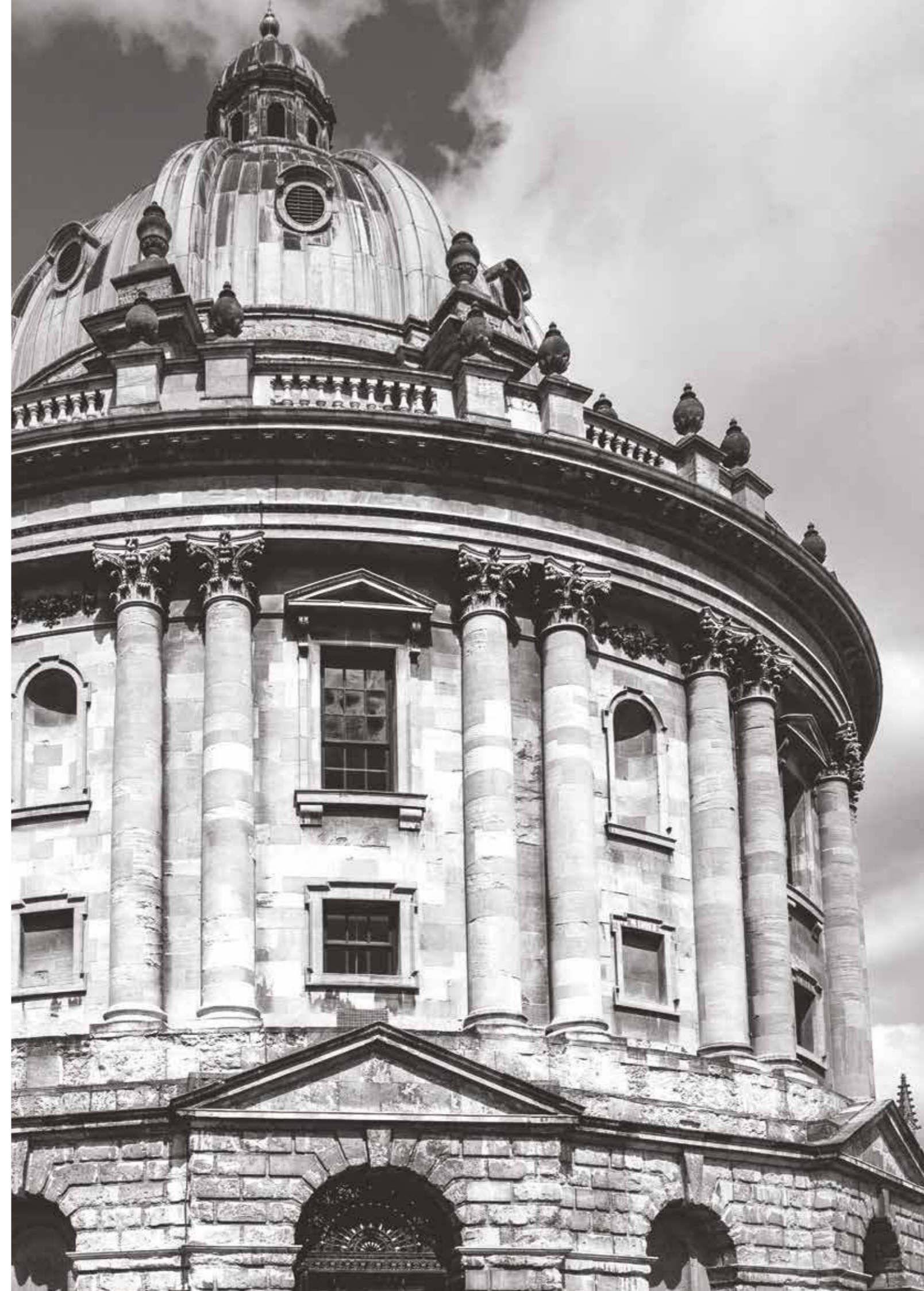
GRAVEN HILL
APARTMENTS

· BICESTER · OXFORDSHIRE ·

In partnership with
Graven Hill Village Development Company,
SevenCapital are pleased to present:

Graven Hill Apartments,
Part of Graven Hill Village

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- 3 Quintessential British Bicester Lifestyle
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Images are for illustrative purposes only.

· CITY LIVING, COUNTRY LIFESTYLE ·

The Apartments represent the very best in green urban living, 104 stunning open-plan apartments that offer panoramic views of the Oxfordshire countryside, overlooking one of the most unique developments in the UK. Designed to the highest specification, Phase One is comprised of studio, one-bed and two-bed luxury apartments.

Graven Hill Apartments sit at the heart of a vibrant urban community, situated alongside a number of great retail spaces, pubs as well as a dedicated pre-school nursery, primary school and 1 million sq² commercial space. Each apartment is created to maximise space, comfort and luxury, combining the very best of city living with the vibrancy of the country. Situated in a central location within Graven Hill, you're never far from a range of amenities.

As a unique opportunity in a first-of-it's-kind project, the development marries the best of both worlds - the benefits of urban life in a spacious apartment that overlooks stunning countryside

Welcome to city living, country lifestyle



· OXFORD ·
A CITY OF DREAMING SPIRES

Situated just 15 minutes from Oxford by train, Graven Hill Apartments offers easy access to this historic and commercial city. Centered around the top university in the world, the University of Oxford, Oxford itself has a rich history and culture ready to be explored. Whether you're discovering some of the most famous landmarks in the UK or getting lost amongst the spires, the city has plenty to offer for families, working professionals, students and seven million tourists a year.

Over 4,800 businesses collectively employing 135,000 people means Oxford has a strong employment rate with 84% of the working age population in employment and an unemployment rate of 3.2%, much lower than the national average.

Academic types will marvel at the ancient University of Oxford, Museum of Natural History and Bodleian Library while those looking for a more creative space will love Cowley Road, a splash of sound and colour to rival London's Brick Lane.

Graven Hill is ideal for Oxfordshire and London commuters, offering a more relaxed, affordable place to live without sacrificing accessibility thanks to excellent transport links. With over 490,000 working professionals based in Oxfordshire, Oxford itself has high levels of commuters - out of 100,000 workers, 46,000 of them live outside of the city.

135K
EMPLOYED
ACROSS 4,800
BUSINESSES

46%
OF WORKERS
COMMUTE

15
MINUTES TO
OXFORD
BY TRAIN

· QUINTESSENTIAL
· BRITISH BICESTER ·
· LIFESTYLE ·

Graven Hill Apartments benefit from being within walking distance of Bicester, an historic market town that offers beautiful tourist sights in addition to shopping hotspots. From independent shops and high-street brands to Michelin star restaurants and relaxed cafés serving high-tea, Bicester represents the quintessential British lifestyle.

The world famous Bicester Village shopping outlet is just a stone's throw away, offering high-end designer brands such as Burberry, Gucci, Jimmy Choo, Mulberry and Balenciaga to crowds of nearly six million visitors a year. With more than 160 luxury boutiques serving the best in fashion, beauty and homeware at a fraction of the normal price, Bicester Village is a slice of London's Oxford Street in a beautiful rural setting.

Graven Hill Village is a purpose-built, entirely new urban village community for Bicester, benefitting from the market town's excellent transport links to London and Oxford as well as an increasingly skilled population. For commuting residents and tenants, Graven Hill Apartments are ideally positioned and an excellent opportunity to live in a development that is truly the first of its kind.



· GROWING A GARDEN CITY ·

Graven Hill Village is part of a wider regeneration programme that will deliver key developments over the next 15 years. Bicester is making history as a 'town at the forefront of pioneering growth', driving millions of pounds of inwards investment to create central transport links, 10,000 new homes, 18,500 new jobs, improvements to infrastructure and more.

As part of the Cherwell Local Plan delivered by Cherwell District Council, Graven Hill is being created with a clear plan for sustainable, significant investment. The wider development of Bicester is aiming to utilise its new 'Garden City' status, providing at least 13,000 new homes and doubling the current population of 30,000.



RESIDENT AND TENANT DEMAND

One of the main draws of Graven Hill Apartments is the affordability and accessibility. With excellent transport links via two rail stations in Bicester, the development is well-connected in every direction, giving workers in nearby Oxford (15 minutes away) and London (49 minutes away) the opportunity to discover more affordable living in a beautiful country setting.

The East-West Rail Project aims to build on this connectivity, creating better access between Bicester, Milton Keynes and Aylesbury alongside a projected 12,000 jobs when it completes in 2024. For those travelling by road, Graven Hill tenants can access the M40 and M42 in just 7 minutes.

Bicester itself is home to over 17,000 jobs with 82% of the working population in employment - higher than the regional and national averages. This is a sizeable amount of working professionals that will be looking for quality accommodation nearby.

Oxford is also strong commercially, hosting over 4,800 businesses that employ 135,000 people. With an unemployment rate of less than 1% (the national average sits at 4%), Oxford has plenty to offer working professionals, particularly in the publishing, hospitality and technology sectors. Oxford is the driving force behind an Oxfordshire economy that generates a total output (GVA) of £21.9 billion per year.

12,000 JOBS CREATED

*Once completed in 2024 East-West Rail Project
aims to create better connectivity between
Bicester, Milton Keynes and Aylesbury*

There's no surprise that the region also has a large student population. The University of Oxford has around 24,000 undergraduates and postgraduates, with international students making up 43% of the total each year. The University of Cambridge sits at a similar number, with a student population of around 20,000, 13% of which includes students outside of the EU. Overall, Graven Hill Apartments has around 102,079 students from four of the top 10 universities in the world all under 90 minutes away.

Looking further afield, Milton Keynes is one of the highest concentrations of global business headquarters in the UK outside of London, Milton Keynes is home to powerhouse companies such as Aston Martin, Volkswagen, BMW, Red Bull, Yamaha, Mercedes, Santander and River Island. With around 185,000 jobs across both the public and private sectors, Milton Keynes has a strong commercial infrastructure and skilled, professional workforce.



The area is also home to Cranfield University, one of the most prestigious business schools in the world and the only exclusively post-graduate university in the UK. Cranfield University has a diverse student body with over 4,100 students representing more than 110 countries - 74% from the EU and the remaining 26% from the rest of the world. They work with 1,500 businesses in 40 countries across six continents. This provides access to another pool of professional tenants in the surrounding area.

'Motorsport Valley', widely recognised as the world's top Motorsport technology cluster, is nearby and offers extensive commercial opportunities. Playing host to six Formula 1

teams and two F1 Team Research centres, this cluster is globally significant and on the doorstep of the development.

A self-sustained, thriving commercial infrastructure, Graven Hill will build on past heritage, designating one million square feet of space within the project for commercial investment. This site will create 3,000 jobs for both locals and the wider region, which maintains a growing, educated population.

With this in mind, Graven Hill Apartments will not only be a great place for home buyers to live but also represents a rare opportunity for investors that are looking for an up-and-coming destination on the commuter belt that maximises connectivity and tenant demand.



· CENTRAL LOCATION ·

WALK

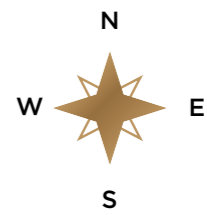
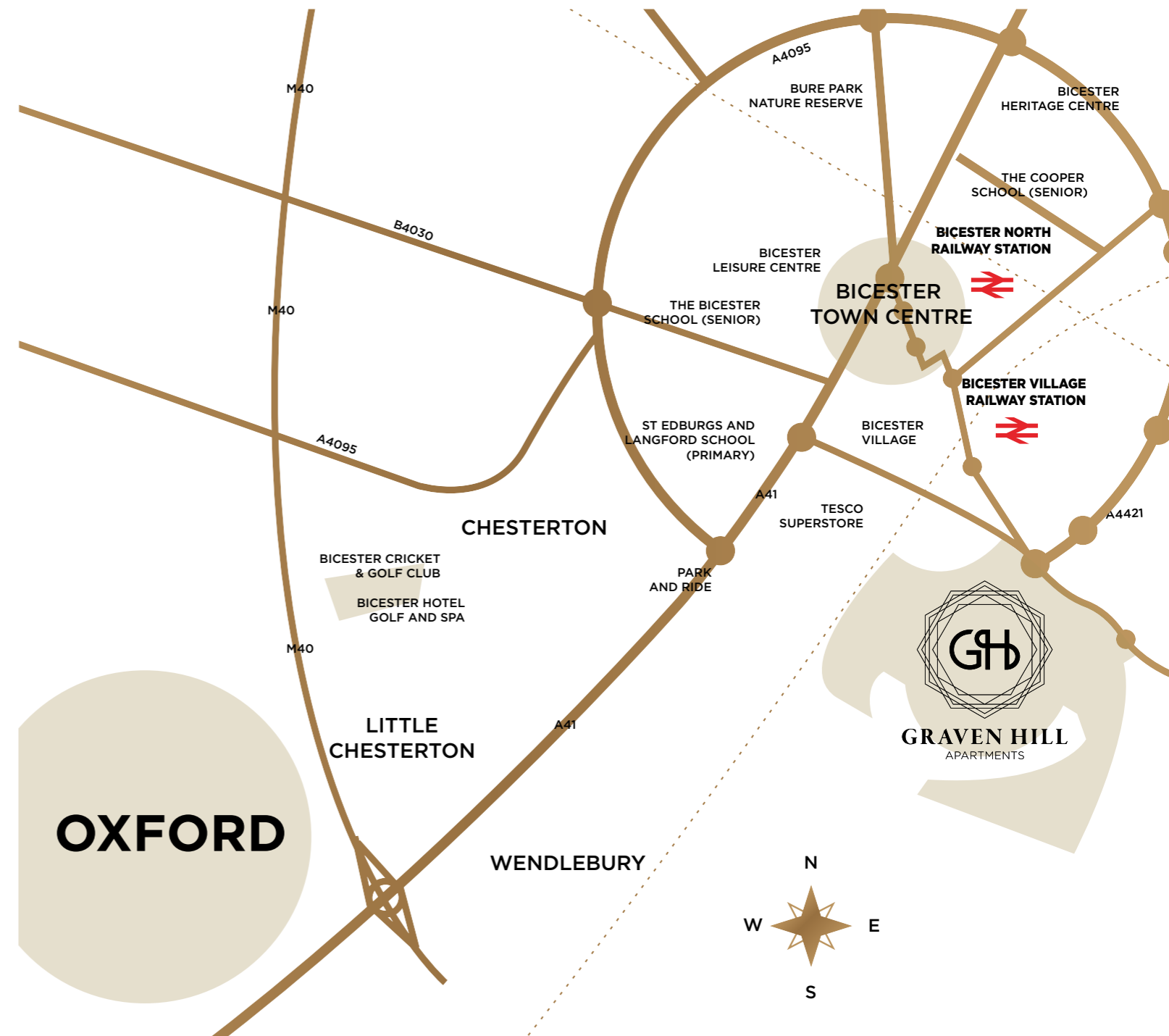
Bicester Village	5 Minutes
Bicester Village Train Station <i>(Direct to London - 46 Minutes)</i>	5 Minutes
Bicester North Train Station <i>(Direct to Birmingham - 60 Minutes)</i>	25 Minutes

TRAIN

Oxford	15 Minutes
London	41 Minutes
Birmingham	75 Minutes

CAR

M40	10 Minutes
Cotswolds	20 Minutes
Oxford	30 Minutes
Aylesbury	31 Minutes
Milton Keynes	41 Minutes
London	75 Minutes
Birmingham	75 Minutes





· GRAVEN HILL: A UK FIRST ·

Graven Hill not only represents one of the most creative and unique developments in the UK but will also be a great place to live. A stunning 188-hectare site nestled just outside of Bicester in Oxfordshire, Graven Hill is continuing to build on its own fascinating history, forging a path as one of the first large-scale greenbelt urban communities in the UK.

As part of the mission to create a healthy living environment, Graven Hill Village will make use of its beautiful surroundings, integrating them into a stunning urban village whilst maintaining and creating habitats for the wildlife around the site.

Comprised of circa 1,740 new homes, commercial developments and lifestyle amenities, Graven Hill is the embodiment of city living in the country. An urban village community where people live and thrive, building an atmosphere of creativity and enterprise.

Sustainability is a vital part of the project and will be at the forefront of each decision made during development. Renewable energy will be harnessed where possible while green spaces will be maintained and expanded, encouraging walking, cycling and other healthy activities.

In terms of location, Graven Hill is ideally placed at the heart of the 'Golden Triangle' created by Cambridge, Oxford and London. This makes it perfect for commuters from any of these locations, with Milton Keynes and Birmingham also only an hour away.

Images are for illustrative purposes only.



· PHASE ONE ·

Graven Hill Apartments will maintain the the unique heritage and history of its surroundings. Each building in Phase One pays homage to the historical University of Oxford colleges including Queen House, Trinity House and St Catherine's House.



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TRINITY HOUSE

3 - Studio
20 - One Bedroom
46 - Two Bedroom

ST CATHERINE'S HOUSE

10 - One Bedroom
8 - Two Bedroom

QUEEN'S HOUSE

13 - One Bedroom
4 - Two Bedroom



SECURITY & INTERNAL FINISHES

- ❑ Video intercom entry system to each apartment.
- ❑ Hardwood veneered, solid core entrance door with spy hole.
- ❑ Contemporary Oak Croft internal doors throughout.
- ❑ Satin finish ironmongery throughout.
- ❑ White painted finishes to all ceilings, skirting boards and architrave.

KITCHEN

- ❑ Fitted kitchen with quartz worktops and glass splash backs.
- ❑ Built in hob, extractor and combination microwave oven.
- ❑ Integrated fridge/freezer, washer/dryer and dishwasher.
- ❑ Low energy LED downlights.

BATHROOMS

- ❑ Full height tiling around bath and shower.
- ❑ Half height tiling around WC and basin with tiled shelf and built-in mirror.
- ❑ Ladder style polished chrome, or equivalent, heated towel rail.
- ❑ Bathroom vanity unit.

BEDROOMS

- ❑ Built in wardrobes with sliding doors to master bedroom.
- ❑ Pendant light fittings to bedrooms.

FLOORING

- ❑ Fitted carpets to bedrooms.
- ❑ Wood effect flooring to lounge, kitchen and hallway.
- ❑ Tiling to bathrooms.

ADDITIONAL DETAILS

- ❑ Full furniture and accessory packs available for studio, one and two bedroom.
- ❑ Warranty provided by Protek.
- ❑ Lifetime guarantee to Karndean flooring does not apply to carpets.
- ❑ Adax Neo Wifi heaters or similar.
- ❑ Choice on interior decor subject to availability.

Images are for illustrative purposes only.
Typical kitchen in phase one





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ABOUT THE AGENT SEVENCAPITAL AND OUR SERVICE. PARTNERSHIP WITH GRAVEN HILL VILLAGE DEVELOPMENT COMPANY

SevenCapital is excited to present this development on behalf of Graven Hill Village Development Company, delivering home buyers, investors and clients our award-winning customer service during both the build period and post-delivery.

SevenCapital is one of the largest privately owned real estate investment and development companies in the UK, operating across residential, commercial and hospitality sectors.

Since launch, the group has built an exciting portfolio of projects with a value in excess of £1.5billion, spanning more than 5 million square feet and employing more than 130 dedicated property and construction professionals.

SevenCapital's residential specialism is in transforming commercial spaces in key city centre locations into stunning residential apartments as well as building brand new apartment complexes in equally desirable locations.

We are dedicated to offering first-class customer service. We provide a fully managed "hands-off" investment service with 60 full time staff dedicated to making the investment experience as easy and convenient as possible.

We are investors ourselves and we understand the high level of customer service our Investors need. As such our customer service operation is award-winning, and you can rest assured that as an investor with SevenCapital, you will be taken care of at every step of the way.

We are a financially strong and experienced property developer, with our own construction company Colmore Tang Construction, and an extensive portfolio spanning the residential, commercial and hospitality sectors. Established in 2009, the company has gone from strength to strength and, in addition to offices in London and Birmingham, SevenCapital now has offices in Dubai, Hong Kong, South Africa and plans for further expansion.



SevenCapital

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SevenCapital

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